

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

SEPTEMBER 5, 2002

A meeting of the Manistee City Planning Commission was held on Thursday, September 5, 2002 at 7:00 p.m. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

MEMBERS PRESENT: Ray Fortier, David Kelley, Joyce Jeruzal, Phil Picardat, Tony Slawinski, John Serocki, and Roger Yoder

MEMBERS ABSENT: Bob Davis

OTHERS : Greg Ferguson (Bison Construction L.L.C.), Mark Quinn (Attorney), Jon R. Rose (Community Development), and Denise Blakeslee (City Staff)

Meeting was open at 7:04 p.m. by Chair Roger Yoder

PUBLIC HEARING:

Bison Construction L.L.C. - Special Use Permit.

A request for a Special Use Permit has been received from Bison Construction L.L.C. to establish a fixed place of business engaged in the construction of new work, additions, alterations, repairs and other maintenance services. Bison Construction is looking at purchasing Lot 18 in the Industrial Park for this operation.

Audience member, Greg Ferguson owner of Bison Construction L.L.C. gave the members of the Planning Commission and gave background information on the request for a Special Use Permit. Mr. Ferguson reviewed the proposed site plan with the Planning Commission members including the layout of the building, driveways, parking lot, landscaping, and signage.

Ray Fortier asked if there were more parking spaces on the plan than were necessary. Mr. Rose explained the number of spaces was based on 1 space for every 200 square feet of building area and 1 space for every 2 employees. The ordinance requires "adequate" parking.

John Serocki asked what was under the building site and if there would be any problems? Mr. Ferguson said that Miss Dig will be called and they will mark any utilities or gas lines in the area. Mr. Ferguson had constructed the basements on several of the homes on Dunes Drive and there were no problems with the foundation/footings for these homes that are in close proximity.

Roger Yoder asked why Mr. Ferguson does not take advantage of the tax credits available at the Renaissance Park. Mr. Ferguson lives right down the street and would be able to walk to work.

Jon Rose asked Mr. Ferguson to explain the proposed business operation. Mr. Ferguson said that the SIC Code definitions for Construction [15-1799] would allow him to do residential, commercial and industrial construction, foundations, poured walls, curbing, sidewalk repair, tuck pointing etc. Mr. Rose wanted to make sure that the members understood the different types of work Mr. Ferguson can perform under the Special Use Permit.

Roger Yoder asked Mr. Ferguson if he had any intentions of having outside storage at his facility. Mr. Ferguson said that other than on occasions having a truck parked outside during the day he had no plans for outside storage.

No correspondence has been received in response to the Public Hearing. There being no further discussion the public hearing closed at 7:38 p.m.

CITIZEN QUESTIONS AND CONCERNS:

No questions or concerns were expressed by the citizens in the audience.

APPROVAL OF MINUTES:

Planning Commission Meeting Minutes, August 1, 2002

MOTION by Ray Fortier, seconded by Tony Slawinski that the minutes of the August 1, 2002 Planning Commission Meeting be approved. Motion approved unanimously.

NEW BUSINESS:

Bison Construction L.L.C. - Special Use Permit.

A Public Hearing was held earlier in response to a request from Bison Construction L.L.C. for a Special Use Permit to establish a fixed place of business engaged in the construction of new work, additions, alterations, repairs and other maintenance services.

In order to avoid any appearance of conflict of interest, Mer. Ferguson, who is a member of the Planning Commission, left the Council Chambers at this time.

Members of the Planning Commission discussed outside storage, the appearance of the building, and landscaping. The members felt that the proposed building was very attractive and the landscaping that Mr. Ferguson showed on the site plan would compliment the site.

MOTION by Ray Fortier, seconded by Tony Slawinski that the request from Bison Construction for a Special Use Permit to establish a fixed place of business engaged in the construction of new work, additions, alterations, repairs and other maintenance services (SIC Code - Construction [15-1799]) be approved with the condition that no outside storage be allowed. Motion passed unanimously.

Mr. Ferguson was informed that his request for a Special Use Permit was approved by the Planning Commission and invited to return to the Council Chambers.

Bison Construction L.L.C. - Site Plan Review

A request has been received from Bison Construction for a Site Plan Review of a proposed building on Lot 18 of the Industrial Park. A Site Plan Review has been done for the proposed building for Bison Construction L.L.C., Lot 18 in the Industrial Park I-1 Zoning District. Review of the proposed plan shows that the building area requirement of 4,000 sq. ft. has not been met. All of the other requirements of the ordinance have been met.

Mr. Ferguson was asked by the Planning Commission if the 20 proposed parking spaces were creating any undo hardship for his project. Mr. Ferguson said that the 20 spaces were fine.

MOTION by John Serocki, seconded by Phil Picardat that the Site Plan Review for Bison Construction, Lot 18 Industrial Park be approved pending receipt of a variance from the Zoning Board of Appeals for the building area requirement. Motion passed unanimously.

Mr. Ferguson and Mr. Quinn left the meeting at this time.

Charter Township of Filer - Master Plan Review.

We have received a written request from the Charter Township of Filer to review a draft of their proposed Master Plan. Members of the Planning Commission were asked to review the draft from the Charter Township of Filer so that comments can be forwarded to Ms. Ball, Clerk of the Charter Township of Filer.

Members of the Planning Commission discussed the Draft Master Plan from the Charter Township of Filer.

MOTION by Ray Fortier, seconded by Joyce Jeruzal that Jon Rose, Community Development Director prepare a letter on behalf of the Planning Commission thanking the Charter Township of Filer for allowing the City of Manistee Planning Commission the opportunity to review their Master Plan and to congratulate them on their update. Motion passed unanimously.

UNFINISHED BUSINESS:

Master Plan Update

Jerry Adams, LSL dropped off a draft of the Future Land Use portion of the Master Plan Update. Mr. Adams assured us that a draft of the complete Master Plan will be ready for the Worksession on September 19, 2002.

MOTION by Ray Fortier, seconded by John Serocki that the September 19, 2002 worksession be posted as a Special Meeting in the event that any action were necessary it could be voted on during the meeting. Motion passed unanimously.

OTHER COMMUNICATIONS:

Denise Blakeslee updated the members of the Planning Commission on the Citizen Planner Program. More updates as they are available.

WORK/STUDY SESSION

None

ADJOURNMENT:

MOTION by Joyce Jeruzal, seconded by John Serocki that the meeting be adjourned. Motion passed unanimously.

Meeting adjourned at 8:30 p.m.

MANISTEE PLANNING COMMISSION

A handwritten signature in black ink, reading "Denise J. Blakeslee". The signature is written in a cursive style with a large, stylized 'D' and 'B'.

Denise J. Blakeslee, Recording Secretary